

Unconfirmed Council Meeting Minutes

Wednesday 28 May 2025 at 6:00pm

Community Hub, Maryborough.



The meeting commenced at 6:00pm.

PRESENT

Councillors:

Grace La Vella (Mayor)
Ben Green (Deputy Mayor)
Geoff Bartlett
Anna de Villiers
Liesbeth Long
Jake Meyer
Gerard Murphy

Officers:

Interim Chief Executive Officer, Sally Jones
General Manager Community Wellbeing, Emma Little
General Manager Assets Infrastructure and Planning, Amber Ricks
Acting General Manager Corporate Performance, Anthony Smith
Acting Manager Governance Property and Risk, Libby Sheward
Governance Advisor, Ralph Anania

1 Welcome

The Mayor, Cr Grace La Vella welcomed attendees to the meeting and then read an Acknowledgment of Country and the Council Prayer.

2 Apologies

Nil.

3 Declarations of Conflict of Interest

Cr Long declared a conflict of interest in Item 7.1, as Cr Long is President of the Central Goldfields Bushwalking and Hiking Club Inc. and the Club together with the Castlemaine Maryborough Rail Trail, oppose the Broiler Farm developments.

4 Confirmation of Minutes from Previous Council Meetings

COUNCIL RESOLUTION

That the Minutes of the Council Meeting held on 26 March 2025 and the Special Council Meeting held on 30 April 2025 be confirmed.

Moved: Cr Bartlett

Seconder: Cr Murphy

CARRIED

5 Minutes of Delegated and Advisory Committees

Nil.

6 Petitions

Nil.

7 Council Reports

Cr Long had declared a Conflict of Interest in Item 7.1 and therefore left the meeting here, prior to any discussion or voting taking place on the item.

7.1 DO 061-23 705 Baringhup Road Carisbrook

To recommend to Council a 'decision position' on planning permit application 061-23 for the use and development of the land for a Class B broiler farm for up to 400,000 birds and a caretaker's house with associated buildings and works at 705 Baringhup Road, Carisbrook.

COUNCIL RESOLUTION

That Council:

- A) Receive and note the late information submitted by Ms. Allison Teese and provided as Attachments 1 and 2.
- B) Receive and note the late information submitted by Victor Young and provided as Attachments 3 and 4.
- C) Receive and note prior correspondence from Agriculture Victoria dated 20 December 2024 and provided as Attachment 5.
- D) Receive and note prior correspondence from the Environment Protection Authority dated 19 December 2024 and provided as Attachment 6.
- E) As the responsible authority and pursuant to section 61 of the Planning and Environment Act 1987, determine that had an application to VCAT for review under Section 79 of the Act not been made, would have issued a Notice of Decision to Refuse a Permit in respect of planning permit application no. 061-23 for the use and development of a Class B broiler farm for up to 400,000 birds and a caretakers house with associated buildings and works at 705 Baringhup Road Carisbrook on the following grounds:
 - 1. The proposal is inconsistent with the Municipal Planning Statement and Planning Policy Framework of the Central Goldfields Planning Scheme including Clause 02.04 (Central Goldfields Strategic Plan), Clause 12 (Environmental and Landscape Values), 13 (Environmental Risks and Amenity), 14 (Natural Resource Management) and 15 (Built Environment and Heritage), as the proposed Class B broiler farm would be contrary to policy framework that respectively seeks to protect landscape values, residential amenity and environmental values.

2. The proposal is not compliant with the purpose and decision guidelines of Clause 35.07 (Farming Zone) of the Central Goldfields Planning Scheme, as the proposed Class B broiler farm would be incompatible with the amenity of nearby dwellings, would result in detrimental environmental impacts including to soil and water quality as well as impacts to water bodies and biodiversity, and by the location and design of the proposal in a rural landscape.
3. The proposal is not compliant with the purpose and decision guidelines of Clause 53.09 (Poultry Farm) of the Central Goldfields Planning Scheme due to the appearance of the buildings and works, the need to protect the amenity of adjoining and nearby land uses, the impact of emissions from the site, impact on wetlands and water bodies and the impact upon biodiversity.
4. The proposal is not compliant with the purpose and decision guidelines of Clause 65.01 (Decision Guidelines - Approval of an Application or Plan) of the Central Goldfields Planning Scheme, as the proposal would be contrary to orderly planning, and would result in detrimental amenity, and environmental impacts.
5. The proposal is contrary to the Victorian Code for Broiler Farms (Department of Primary Industries 2009, plus 2018 amendments), an Incorporated Document within the Central Goldfields Planning Scheme, including standards of the Broiler Code that relate to stormwater drainage, waste management and landscape qualities.
6. The proposal would result in an inappropriately high population of birds to be produced by the additional broiler farm sheds.
7. The proposal would result in detrimental impacts to the landscape values of the site and surrounds and the significant built form of the broiler farm sheds.
8. The proposal would result in detrimental amenity impacts to residential properties in vicinity of the subject land by way of inappropriate visual, odour, lighting, and noise effects.
9. The cumulative effect of odour and noise from the proposal, in addition to existing broiler farms, would undermine the amenity of the area. Cumulative odour emissions would not achieve the ambient air quality standards in the Environment reference standard, contrary to clause 13.06-1S. Noise emissions associated with the use would undermine the rural amenity of the area when assessed individually or cumulatively.
10. The proposal would undermine the landscape significance of the Moolort Plains wetlands contrary to the Municipal Planning Strategy.
11. The effluent disposal associated with the shed wash out represents an unacceptable risk to the water quality and ecological values of the Moolort Plains.

Moved: Cr Murphy

Seconder: Cr Green

DIVISION CALLED

Cr Murphy called for a Division, and voting was:

For: Crs La Vella, Green, Bartlett, de Villiers, Long, Meyers and Murphy

Against: Nil.

CARRIED

7.2 Quarterly Finance Report March

To provide Council information on the Quarterly Finance Report for March 2025.

COUNCIL RESOLUTION

That Council receive and note the Quarterly Finance Report for March 2025.

Moved: Cr de Villiers

Seconder: Cr Long

CARRIED

7.3 VEC Election Report on CGSC 2024 Elections

To table the Victorian Electoral Commission's report on the conduct of the Council Election held Saturday 26 October 2024.

COUNCIL RESOLUTION

That Council receive and note the VEC's Election Report on the Council Election held 26 October 2024.

Moved: Cr de Villiers

Seconder: Cr Murphy

CARRIED

7.4 Public Road Register Policy

To discuss the future of the Public Road Register Policy (the Policy).

COUNCIL RESOLUTION

That Council rescinds its Public Road Register Policy (2021) and notes that Council Officers will manage the Register of Public Roads in accordance with the Road Management Act (2004) and Council's Road Management Plan.

Moved: Cr Bartlett

Seconder: Cr Murphy

CARRIED

7.5 Building Compliance and Enforcement Policy

The adoption of a new Building Compliance and Enforcement Policy (Policy) following technical development.

COUNCIL RESOLUTION

That Council adopts the Building Compliance and Enforcement Policy which will detail Council's legal responsibilities in respect to the Building Act 1993 (Victoria) and also the Building Regulations 2018 (Victoria).

Moved: Cr Green

Seconder: Cr Bartlett

CARRIED

7.6 2025 Local Laws - Final version for consultation

The release of the General Local Law 2025 for a final round of public consultation prior to adoption.

COUNCIL RESOLUTION

That Council resolves to release the final draft General Local Law 2025 for public consultation for the period 2 June to 27 June 2025.

Moved: Cr Murphy

Seconder: Cr Meyer

CARRIED

7.7 Visitor Economy Partnership

The future structure for the Central Victoria Visitor Economy Partnership (VEP) and seek approval for Central Goldfields Shire's participation and investment in the Partnership.

COUNCIL RESOLUTION

That Council:

1. Approves membership to Destination Central Victoria Inc (working title) as the new Visitor Economy Partnership for the region.
2. Approves the legal incorporation to join Destination Central Victoria Inc (working title), as the official Visitor Economy Partnership for the region.
3. Notes that the annual contribution as presented in the report will be outlined in a Memorandum of Understanding, aligned with the State Government Funding Agreement.
4. Notes the Destination Central Victoria (working title) Management Plan as the key strategic document for Visitor Economy Partnership to implement.

Moved: Cr Murphy

Seconder: Cr de Villiers

DIVISION CALLED

Cr Bartlett called for a Division, and voting was:

For: Crs La Vella, Green, de Villiers, Long, Meyer and Murphy.

Against: Cr Bartlett.

CARRIED

7.8 2024 Energy Breakthrough Evaluation

Presenting to Council an update of the evaluation and review of the 2024 Energy Breakthrough Event as per the Terms of Reference for the Management Group.

COUNCIL RESOLUTION

That Council endorse the 2024 Energy Breakthrough Event Debrief Report.

Moved: Cr Long

Seconder: Cr Bartlett

CARRIED

8 Councillor Reports and General Business

Nil.

9 Notices of Motion

Nil.

10 Urgent Business

Nil.

COUNCIL RESOLUTION

That in accordance with Section 66(2)(a) of the Local Government Act 2020, the meeting be closed to the public to allow Council to consider two reports which contain personal information, being information which, if released, would result in the unreasonable disclosure of information about any person or their personal affairs.

Moved: Cr Long

Seconder: Cr Murphy

CARRIED

11 Consideration of Confidential Reports

11.1 Employment Matter

11.2 Committee Appointment Matter

COUNCIL RESOLUTION

That the meeting, now resume in open Council.

Moved: Cr Myer

Seconder: Cr Green

CARRIED

12 Meeting Closure

The Mayor, Cr La Vella closed the meeting at 7:04pm.

7.1 DO 061-23 705 Baringhup Road Carisbrook

Attachment 1

CSGC Objector Statement -

2025 VCAT REFERENCE

NO. P270/2025

PERMIT APPLICATION NO. 061-23

Q 1 What is the role of the Managing Director of Pavilion Partners with Hurse Land Pty Ltd?

Q 2 Letter to the Community by
The Maryborough Advertiser Friday 20 Dec 2024,

page 11. The Carisbrook Biogas Plant Is this proposed
for 705 Baringhup Road?

Q 3 Complexities

This site has complexities as it is the home base of generations of a local farming family

Defining the Broiler Operation separate as from the rest of the farm land - over where does the land applicable to the broiler complex begin and end? This is evident as shed litter is both stockpiled on land and spread on agricultural land, which is on same titles as the Subject Land.

Q 4 Lacks orderly planning for Loddon Mallee South Region

Areas north - west of Bendigo are identified for Intensive Animal Industries not the prime broad acre farming area of the Moolort Plains.

Q 5 Regional context - industry and tourism are impacted by intensive animal industries, they require all food and the animals to be transported in and out, very different from the extensive agriculture of the Moolort Plains amongst the renowned Moolort Wetland Complex.

See Google Earth imagery from Airbus between 10/12/2024

The context is changing with nearby Castlemaine and Maryborough and with the villages of Carisbrook, Baringhup, Newstead and Malden industrial areas, appreciation of the values of the open rolling landscape has grown. E.g. bird watching, cycling from within and out of the area.

Attachment 2

From:
To:
Subject: Doc 715407 Central Goldfields Shire Council Planning Hearing for D061/23 – 705 Baringhup Road, Carisbrook.
Date: Wednesday, 21 May 2025 9:32:30 PM
Attachments: [Group-1_Map-1_LMS-Future-growth-framework_24April2014.pdf](#)
[Group-4B_Map-5-LMS Strategic Assets_28Feb2014.pdf](#)
[Group-5_Map-8-LMS-Future-environment-and-heritage-directions_28Feb2014 \(2\).pdf](#)
[Group-4D_Map-7-LMS-Future-rural-land-use-directions_28Feb2014.pdf](#)

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To the Planning Department at Central Goldfields Shire Council.
Central Goldfields Shire Council Planning Hearing for D061/23 – 705 Baringhup Road, Carisbrook.

I have undertaken to answer the question from Cr Geoff Bartlett about relevant matters to the Planning Hearing.

I referred to the Loddon Mallee South Regional Growth Plan developed in 2014 and pages were updated as recently as 2024.

The Loddon Mallee South Regional Growth Plan covers the municipalities of Central Goldfields, Greater Bendigo, Loddon, Macedon Ranges and Mount Alexander.

The plan provides broad direction for regional land use and development in the region and more detailed planning frameworks for key regional centres.

Amendment VC106 changes the Victoria Planning Provisions and all planning schemes by inserting clauses 11.06 - 11.13 into the State Planning Policy Framework which set out the objectives and strategies of Victoria's eight regional growth plans.

The Minister for Planning launched the Loddon Mallee South Regional Growth Plan on 29 April 2014.

The plan has been endorsed by each of the five Loddon Mallee South region councils following consultation with the community.

I also attach these maps of The Loddon Mallee South Regional Growth Plan which relate to the planning permit application which now is at VCAT,

These are related maps of the Loddon Mallee South Regional Growth Plan show considerations for the Moolort Plains in the Regional Growth Plan.

Map 1 Future Growth Framework

Map 5 Strategic Assets

Map 7 Future Rural Land Use Directions and

Map 8 Future Environment and Heritage Directions.

I appreciate this followup email be circulated to Councillors and is a record of my continuing objection and concerns

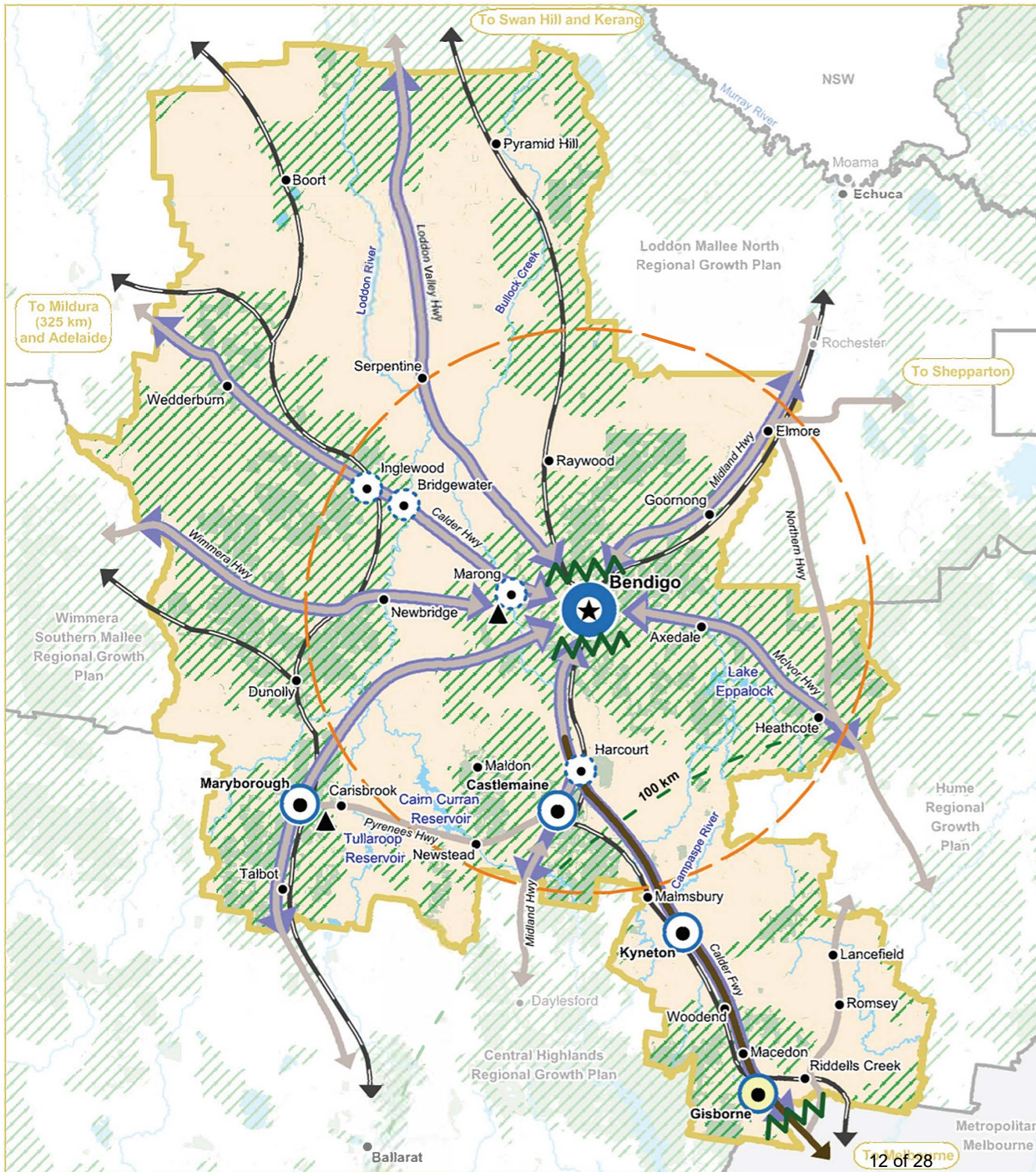
Regards,

[REDACTED]

[REDACTED]

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SETTLEMENT NETWORK

**Bendigo - Regional city - Significant growth**

Promote growth of Bendigo as the regional city. Significant population growth with major residential development. It will be the major population and economic growth hub for the region.

**Regional centres/towns - Manage and support growth**

Manage and support growth in these settlements, reinforcing the network of communities within the region. These settlements will be employment and service hubs. Growth consistent with structure plans, comprising infill and some targeted expansion.

**Encourage sustainable growth in Bendigo's hinterland towns**

Potential growth and expansion to capitalise on excellent access to Bendigo. Facilitate the growth of Marong as a residential and industrial/business location.

**Designated identified growth centre in Plan Melbourne**

Plan Melbourne (Chapter 6 – State of Cities) identifies Gisborne as a peri-urban town with potential to attract housing and population growth out of Melbourne.

- Towns and rural centres



Maintain settlement break



Areas within 100 km of central Melbourne



Bendigo hinterland

CONNECTIVITY



Strategically direct growth to locations with good existing infrastructure and infrastructure with the capacity for enhancement.



Explore further opportunities to develop freight-related activities in Marong and Maryborough.

Maintain and strengthen key transport networks, both road and rail for the transporting of freight and people.



ECONOMIC



Facilitate ongoing agricultural productivity and new opportunities that respond to climate change through ongoing adaptation and flexibility.

ENVIRONMENT



Protect and improve the condition of the region's high value terrestrial habitat.



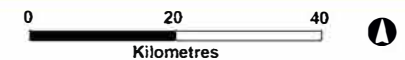
Public land



Lakes



Rivers



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Strong transport networks

The region is located centrally in the state and is highly accessible and attractive to live, work and visit. The existing transport corridors provide links within and outside the region, providing for capacity for the region to grow. Strategically renew, maintain and develop infrastructure to maximise opportunities and services to meet anticipated need. The upgrade of Bendigo airport will facilitate existing emergency services access and potential future passenger services.



Water ways

The region contains significant water assets. These rivers, waterways and wetlands contribute to the attractive natural environment and support important ecosystems, heritage values and provide essential water supply to the region's people, industry and environment.

Health, education, finance and research facilities

These assets service communities both within and outside the region. The upgrade to the Bendigo Hospital, the growth of institutions such as Latrobe University and the strong finance sector attract people to the region. They are significant to the economy and growth for the future.

Settlements

- The region has a network of connected unique settlements which provide for a variety of lifestyle options. These settlements are nestled within forest and rural areas providing high amenity and attractive landscapes.

Areas containing high value terrestrial habitat⁽¹⁾

Significant areas of high natural value occur across the region that attract tourists, residents and industry and contain important and environmental assets.

Mixed farming

The region is agriculturally diverse and can continue to adapt and evolve due to good soils, efficient flexible farming systems and vast tracts of land.

Irrigation

State significant irrigation.

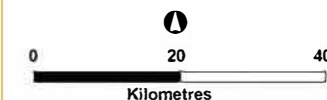
Public land

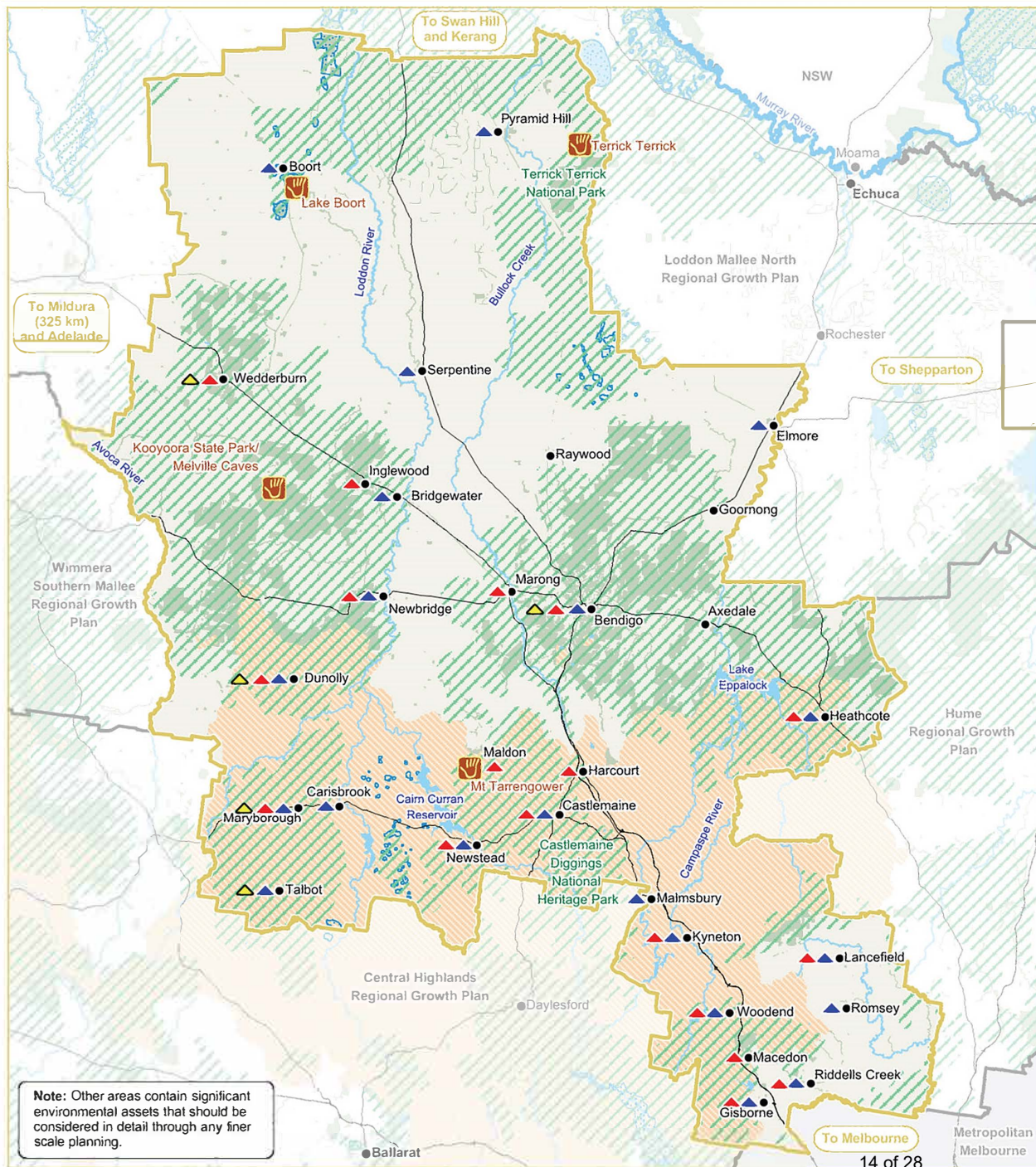
Public land protects many natural, amenity and heritage values within the region and generates tourism and forestry income.

Significant tourist area

Includes some significant cultural heritage places and landscapes.

⁽¹⁾ Represents the three highest levels of NaturePrint strategic natural values





Directions

Avoid or minimise the impact of development on high value environmental and cultural heritage assets.

Maintain the non-urban breaks between settlements.

Protect the waterways of the region.

Build the region's environmental credentials.

Manage growth to help maintain the health of water supply catchments.

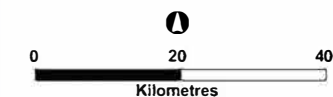
Support the development of tourism opportunities in the region associated with cultural heritage values.

Manage risks to settlement growth from natural hazards.

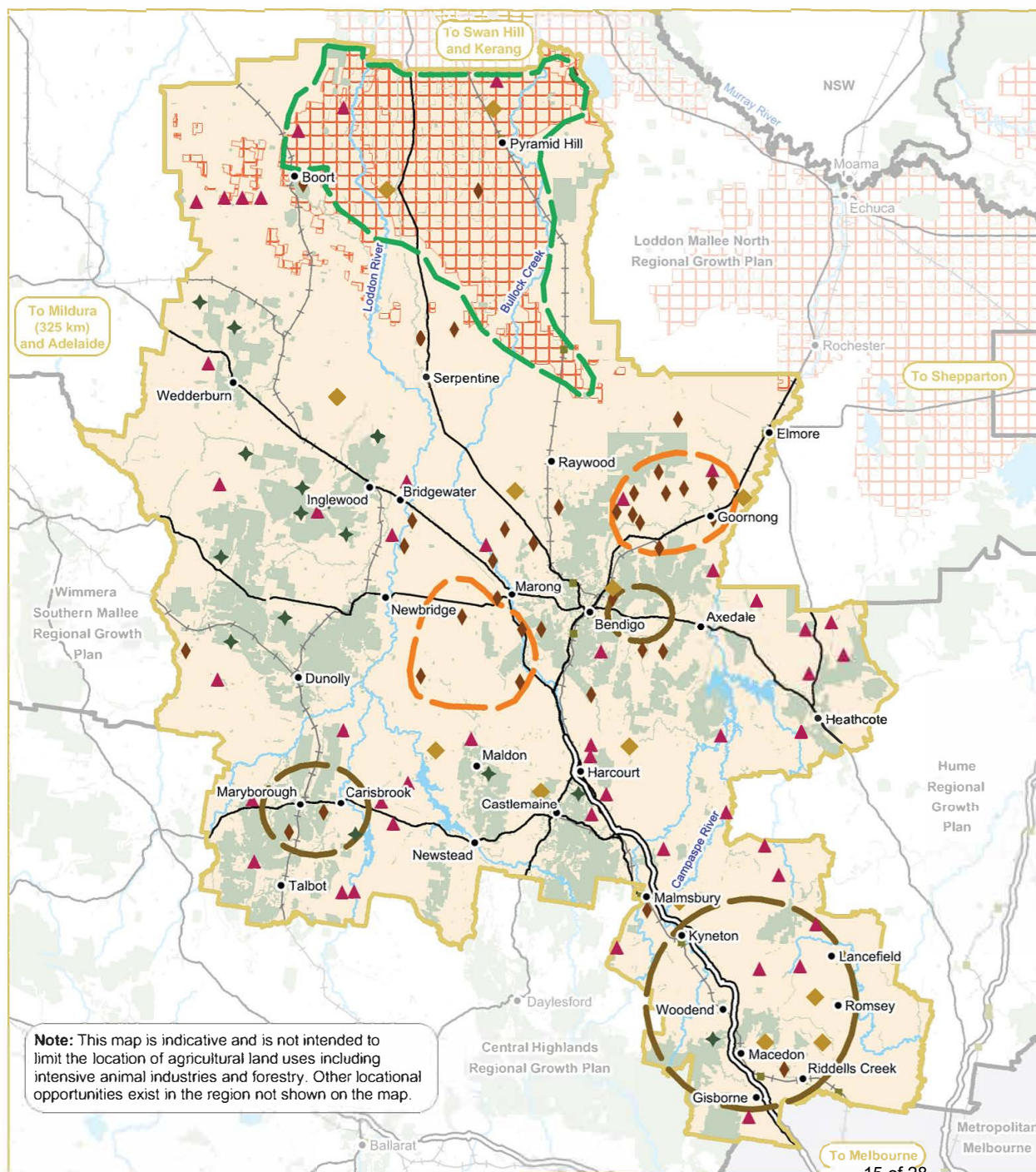
- Aboriginal cultural heritage, places and landscapes⁽¹⁾
- Areas containing high value terrestrial habitat⁽²⁾
- Public land
- Declared water supply catchment
- Regionally significant wetlands⁽³⁾
- Lakes
- Rivers
- Urban flood considerations⁽⁴⁾
- Urban bushfire considerations⁽⁵⁾
- Urban salinity considerations⁽⁴⁾

Freeways and highways Settlement

- (1) Many other Aboriginal heritage sites, places and landscapes occur across the region
- (2) Represents the three highest levels of NaturePrint strategic natural values.
- (3) Legislatively protected wetlands
- (4) Urban flood and salinity considerations are based on existing overlays
- (5) Bushfire considerations may be based on one or more of the following: existing overlays, advice from CFA or Regional Bushfire Planning Assessments. Does not include Bushfire Prone Areas.



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These directions apply to the whole region:

Classify strategically important agricultural land, land use clusters and links to processing/manufacturing and freight opportunities through a combined food, freight and energy strategy for the region.


Support transitioning of towns from changes to irrigation through investment and diversification of their economies and application of flexible zoning provisions where appropriate.


Work cooperatively with the North Central Catchment Management Authority to develop a Carbon Action Plan which includes the majority of the Loddon Mallee South region. Support agricultural activity through management of land use conflicts and appropriate land use strategies.


Identify emerging agribusinesses and location clusters, for example, for the equine industry and intensive animal industries including cattle feed lots, piggeries and poultry farms.

Identify agribusiness and tourism clusters in the region. Implement appropriate land use measures through the application of new zones to facilitate agricultural tourism activities.

Develop a regional approach to small lot development using new rural zones implementation.


 Intensive animal industry clusters

 Area where the equine industry is expanding - specific clusters to be identified

 Significant irrigation and primary production area

 Orchards, groves, market gardens, vineyards

 Mixed farming


 Forestry - commercial timber production or plantation

 Irrigation

 Piggery and poultry

 Horse stud

 Freeway

 Highway

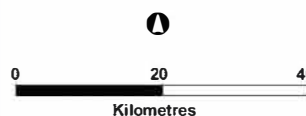
 Railway line

 Rivers

 Lakes

 Public land

 Settlement



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Attachment 3

From: [REDACTED]
To: [Planning](#)
Subject: Doc 715417 Ordinary Council Meeting - 28 May 2025 Agenda
Date: Monday, 26 May 2025 9:53:26 AM

[EXTERNAL EMAIL] DO NOT CLICK on links or open attachments in this message unless you recognise the sender and know the contents are safe.

Mr Field,

I draw your attention the following.

Within the subject Ordinary Council Meeting - 28 May 2025 Agenda at Page 57 of 284, Figure 4.0 in the Odour ERA is a graphic that shows existing and proposed farms and sensitive receptors within a 2km distance of the proposed broiler farms.

The figure identifies Sensitive Receptors R1-R9 inclusive, none of which is our place of Residence.

Could this oversight be corrected as a true reflection of all applicable Sensitive Receptors applicable to this report.

Respectfully,

[REDACTED]

Attachment 4

From: [REDACTED]
To: [Planning](#)
Cc: [REDACTED]
Subject: Doc 715416 Ordinary Council Meeting - 26 March 2025 Agenda Wednesday 26 March 2025
Date: Monday, 26 May 2025 9:31:32 AM

[EXTERNAL EMAIL] DO NOT CLICK on links or open attachments in this message unless you recognise the sender and know the contents are safe.

Mr Field,

The purpose of this email is to respectfully request correction to the subject Report. Having reviewed that report I draw your attention to the following:

Ordinary Council Meeting - 26 March 2025 Agenda Wednesday 26 March 2025 (Page 100 of 398)

8.2.3DO 031-24 39 Clarkes Road Moolort Report

Other matters raised in objections and submissions. Public notice of the planning permit application received eleven objections from nearby residents and their concerns have been listed earlier in this report. The objections have been considered in detail against the technical reports and supporting material submitted with the planning permit application and the relevant considerations of the Central Goldfields Planning Scheme. Some matters raised in objections are not relevant planning considerations.

These include:

- Compliance issues with existing broiler farms.

I remind you that Compliance issues formed the basis of my original Planning Application Objection.

Your suggestion that Compliance issues with existing broiler farms are not relevant to planning considerations is untrue, and as such should be corrected or redacted in your Council Report, as your statement is in contradiction to the Victorian Code for Broiler Farms 2009 (the Code), Section Eight.

Compliance with this Code is mandatory for the establishment of all **new broiler farms and expansions** in Victoria.

8. Auditing Requirement

The audit process produces a record of performance that the responsible authority may refer to when considering an application to expand a farm or when dealing with a complaint. All growers are encouraged to establish an EMP and conduct periodic audits, even if their operation was not approved under this Code.

The grower must provide a copy of the full audit report to the responsible authority on request. **(When considering an application to expand farm capacity, the**

responsible authority may also request and review environmental data and audit findings for the existing farm, if available.)

In addition to the above matter, I respectfully request access to available Pavilion Farm Audits conducted to date, in accordance with Central Goldfields Shire Council Public Transparency Principles, and as required by the Code that are to have been completed once every two years (biennially) and conducted at Pavilion Farms 7,8 & 9.

Respectfully,

A black rectangular redaction box covering the signature of the sender.

Attachment 5



Agriculture Victoria

20 December 2024

Tim Wild
Principal Planner, Statutory Planning
Central Goldfields Shire Council
22 Nolan Street,
MARYBOROUGH, VIC, 3465

Email: mail@cgoldshire.vic.gov.au

Dear Tim,

RE: Planning Permit Application 061-23 Use and development of the land for a class B broiler farm, caretakers house and associated buildings and works.

**Land at: 705 Baringhup Road CARISBROOK 3464
Lot 1 TP18831**

Reference: 061-23

Thank you for the opportunity to provide comment on further information pursuant to a notice of application under Section 52 of the *Planning and Environment Act, 1987*.

This advice must be read in conjunction with the Agriculture Victoria initial referral response dated 12 November 2024

The advice provided in this letter relates to:

1. Review of updated documents

1. Review of updated documents

Assessment against the Victorian Code for Broiler Farms 2009 Plus 2018 Amendments

Agriculture Victoria has reviewed the following provided supporting documentation:

- 061-23 Planning Report – Farm 11
- 061-23 Broiler Farm Proposal Summary
- 061-23 Environmental Management Plan – Farm 11, November 2024
- 061-23 Odour Environmental Risk Assessment, 4 December 2024
- 061-23 Plans
- 061-23 Titles

Agriculture Victoria has based our assessment on the requirements of the [Victorian Code For Broiler Farms 2009 Plus 2018 Amendments](#) (Broiler Code) with some reference to the following additional sources:

- [Planning and environment guideline for establishing meat chicken farms, Guide 1 Assessment guide, November 2021](#)
- [National Farm Biosecurity Manual poultry production](#)

The assessment is based on the application being referred to Agriculture Victoria as a Class B Broiler farm. Agriculture Victoria provides the following summary based on the Broiler Code Appendix 5: Proposal Summary and Application Checklist

Colour key	
Condition/requirement met, adequate detail provided	
More detail/revision required	
Not addressed	
Condition/requirement not met	

Appendix 5: Checklist for planners: Compliance with Code elements

	Yes / No	Comment	
Element 1: Location, siting and size Through the provision of appropriate setback and separation distances, do the location and size of the broiler farm and the siting of the broiler sheds, temporary litter stockpiles, compost piles and litter spreading areas:	Gaps	Resolution of mortalities composting design and construction required. Determination of the appropriate class of Broiler farm in regard to the separation distance totally covering two (2) small allotments at 835 Baringhup Road CARISBROOK 3464;	

<ul style="list-style-type: none"> • minimise the risk of adverse amenity impacts on nearby existing, planned and potential future sensitive uses as a result of odour, dust and noise? • not adversely affect the use and development of nearby land? • avoid pollution of ground and surface waters? • avoid adverse impacts on the visual quality of the landscape? • minimise biosecurity risks? 		<ul style="list-style-type: none"> • Lot 1 TP962138, Council Property Number 20390.0835 (Central Goldfields SC) Area 2.19ha • Lot 1 TP617889, Council Property Number 12687 (Mount Alexander SC). Area 0.91ha • Dwellings on these lots are not Prohibited. Both allotments would require permits for a dwelling within their prospective Councils 	
Standard E1 S1 Amenity protection	Yes		
AM E1 M1.1 Residential Zone >1000m	Yes		
AM E1 M1.2 RLZ >750 m	Yes		
AM E1 M1.3 Meteorological conditions considered	Yes		
AM E1 M1.4 Farm Boundary >100m	Yes		
AM E1 M1.5 Litter stockpile >300m sensitive use	N/A	No litter stockpile proposed	
AM E1 M1.6 litter spreading >20m farm boundary	N/A	Litter to be removed from site	
AM E1 M1.7 litter spreading >100m sensitive use	N/A	Litter to be removed from site	
Standard E1 S2 Waterway protection			
AM E1 M2.1 Vegetative buffer 30m along waterway	N/A	No Waterway identified	
AM E1 M2.2 20m buffer from shed to vegetative buffer	N/A		
AM E1 M2.3 litter stockpile/spreading distance to waterways	N/A	No stockpile or litter spreading proposed	
Standard E1 S3 Protecting the visual quality of the landscape	Yes		
AM E1 M3.1 B&W not on steep slopes	Yes	Site is not steep	
AM E1 M3.2 B&W orientated to follow contours	Yes	Limited site contours	
AM E1 M3.3 existing ridgeline vegetation maintained	Yes	No vegetation removal proposed	
Standard E1 S4 Biosecurity	Yes		
AM E1 M4.1 Separation from other poultry farms	Yes	686m buffer maintained	
AM E1 M4.2 Stockpile >100m from shed	No	Mortalities composting appears to be within 100m of sheds	
AM E1 M4.3 Litter spreading >20 m from shed	N/A	No litter spreading proposed	
Standard E1 S5 Future use and development of neighbouring land			
AM E1 M5.1 Class B separation <50% of neighbouring property	No	See note above regarding 835 Baringhup Road CARISBROOK	
AM E1 M5.2 Class B neighbouring property retains building parcel	No		
Element 2: Farm design, layout and construction Is the broiler farm development designed and constructed to minimise the risk of adverse off-site impacts and support the cost-effective operational efficiency of the farm?			
Standard E2 S1 Protecting the visual quality of the landscape	Yes		
AM E2 M1.1 Buildings are constructed in response to the topography of the land	Yes	Screening proposed	

AM E2 M1.2 Sheds clad in non-reflective and natural-coloured materials	Yes		
Standard E2 S2 Efficient farm operation			
AM E2 M2.1 Shed orientation and tunnel fan location	Yes		
AM E2 M2.2 Site designed for efficient operation	Yes		
AM E2 M2.3 Site designed to prevent access by wild bird and vermin	Yes		
AM E2 M2.4 Water availability	Yes		
AM E2 M2.5 Water supply backup	Yes		
AM E2 M2.6 Detail of water treatment system	Yes		
AM E2 M2.7 Feed and water system adjusted as birds grow	Yes	The modern systems proposed have this functionality	
AM E2 M2.8 Nipple drinkers used	Yes		
AM E2 M2.9 Systems designed to minimise feed spills	Yes		
Standard E2 S3 Avoiding environmental impacts from broiler sheds	Yes		
AM E2 M3.1 Concrete hard stand at entrance to sheds	Yes		
AM E2 M3.2 Low permeability shed base	Yes		
AM E2 M3.3 Floor level above natural surface level	Yes		
Standard E2 S4 Noise management			
AM E2 M4.1 design and siting to minimise noise	Yes		
Standard E2 S5 Stormwater drainage			
AM E2 M5.1 Clean stormwater areas separated from areas that broiler farm waste may affect	Yes		
AM E2 M5.2 Stormwater from sheds and hard standing apron areas is collected and managed on site in a dam(s) or tanks within the broiler farm boundary	Yes		
AM E2 M5.3 Stormwater table drains with an appropriate gradient are established	Yes		
AM E2 M5.4 Soil erosion mitigation	N/A	Flat site limits erosion potential	
AM E2 M5.5 Stormwater management consistent with stormwater management plan of the responsible authority	UK	Unknown. Agriculture Victoria is not in the best position to judge this criteria	
AM E2 M5.6 Retaining dams are constructed with the capacity to retain run-off from a one-in-ten-year storm.	Yes		
Element 3: Traffic, site access, on-farm roads and parking Do the location, design and construction of farm access points, internal roads and parking areas support the safe and efficient entry and exit to the site, movement of vehicles and operation of the farm? Do the location, design and construction of farm access points, internal roads and parking areas minimise noise and lighting impacts?	Gaps	<ul style="list-style-type: none"> Access point at least 30m inside farm boundary not addressed in materials 	
Standard E3 S1 Site access (Standard 1)	No		

AM E3 M1.1 Access points constructed to appropriate standard	No	Not shown on plans	
AM E3 M1.2 Access point at least 30 metres inside boundary	No	Not shown on plans	
Standard E3 S2 Site access (Standard 2)	Yes		
AM E3 M2.1 Vehicle access points are located away from sensitive use	Yes		
AM E3 M2.2 Lighting designed to limit spill	No	No detail provided	
Standard E3 S3 Internal roads and car parking (Standard 1)			
AM E3 M3.1 Internal roads appropriately constructed	Yes	Subject to Council conditions	
AM E3 M3.2 Appropriate parking provided	Yes	Subject to Council conditions	
Standard E3 S4 Internal roads and car parking (Standard 2)			
AM E3 M4.1 Internal roads and parking areas are designed to ensure efficient traffic flow and to reduce the need for vehicles to reverse.	Yes		
AM E3 M4.2 Internal roads and parking areas located away from sensitive use	Yes		
AM E3 M4.3 Lighting baffled	No	No detail provided	
Element 4: Landscaping Is landscaping used to minimise the visual impact of broiler sheds and litter storage areas, reduce the risk of light and dust impacts on nearby sensitive uses, and protect, manage and enhance on-farm native vegetation and biodiversity?			
Standard E4 S1 Landscaping			
AM E4 M1.1 Dense vegetation and planting along frontages to public roads and other highly exposed site boundaries to provide screening	No	Vegetation plantings only proposed directly around works area. No screening proposed along roads	
AM E4 M1.2 The landscape plan incorporates a mix of trees and large shrubs	Yes		
AM E4 M1.3 Retains existing trees and native vegetation	Yes		
AM E4 M1.4 Mounds of approximately 2 m high are used if the natural topography and tree planting cannot effectively screen a broiler farm	Yes	Not required in the flat landscape	
AM E4 M1.5 Plantings and vegetation are located no closer than 20 m from the perimeter of the broiler sheds	Yes		
AM E4 M1.6 Unpaved areas around sheds are grassed to prevent soil erosion and minimise the heat load	Yes		
AM E4 M1.7 Ground surfaces that are exposed to erosion are stabilised with ground cover planting	Yes		
AM E4 M1.8 The permit approval requires the establishment of a landscape performance bond, to ensure effective implementation of a landscape plan approved by the responsible authority.	No	No detail provided	
Element 5: Waste management	Gaps	• Mortality composting detail and design not provided	

Does the EMP adequately describe the day-to-day operation and management of the farm, including contingency plans? Does the EMP adequately describe the routine auditing program proposed for the farm?			
Standard E6 S1			
AM E6 M1.1 An environmental management plan (EMP) is developed that is site specific and based on the approved generic EMP	Yes		
AM E6 M1.2 The farm grower / operator maintains and updates (as required) a manual containing the EMP		Not able to be assessed at application stage. A matter for continuing compliance with the Broiler code when farm operational	

Conclusion

The Central Goldfields Shire Council as the responsible authority will have to make a determination as to whether the application for the proposal meets the strategic objectives of the Central Goldfields Planning Scheme.

Agriculture Victoria notes that:

- The 686m separation distance totally covers two (2) small allotments at 835 Baringhup Road CARISBROOK 3464;
 - Lot 1 TP962138, Council Property Number 20390.0835 (Central Goldfields SC) Area 2.19ha
 - Lot 1 TP617889, Council Property Number 12687 (Mount Alexander SC). Area 0.91ha
 - Any proposed dwellings on these lots would be considered a Section 2 use, permit required, and subject to approvals by their prospective Councils.
 - Council may need to make a determination as to the above-mentioned allotments and compliance with the Code relating to Element 1: Location, siting and design. Approved measures E1 M5.1 and E1 M5.2.
- If the broiler farm is classified as Class B, then the Odour ERA may not be required. However, the Odour ERA acknowledges a history of complaints and the modelling shows that there are a number of dwellings/receptors already effected and predicted to be further impacted with the new developments. The Odour ERA states that; *The 99.9th percentile offsite concentrations are predicted to be above the 5 OU 99.9th percentile at R1 – R7 (total of seven receptors). The increase in odour impact, as a result of increase in bird numbers, is most prominent at R7, followed by R5. However, the modelled increases are unlikely to be perceived as the odour level needs to almost treble before an increase in perceived intensity is registered.*
- There would appear to be a number of dwellings evident in aerial imagery that are not identified as receptors in the Odour ERA. The dwellings are on properties not identified as being owned by the applicants but would appear to be effected by the 5 OU in the modelled outcomes.

Agriculture Victoria considers that:

- The Application can address the requirements of the *Victorian Code for Broiler Farms 2009 (plus 2018 amendments)*, subject to considering the comments above and amendments as per the following:
 - 061-23 Planning Report – Farm 11, November 2024, is amended to remove reference to Greater Geelong Planning Scheme in contents page 2
 - Construction and site plans are amended to include detail and design for dead bird composting and re-use to the satisfaction of Council (noting references to that activity in 061-23 Planning Report – Farm 11, November 2024, and 061-23 Environmental Management Plan (EMP) – Farm 11, November 2024).
 - Agriculture Victoria have previously noted the application material provides no detail as to the design and construction of the mortality composting pad or the spreading of compost on the land and this is yet to be addressed.
 - Matters raised in Appendix 5: Checklist for planners: Compliance with Code elements as per previous pages.
- The proposed shed location would appear to meet the minimum separation distance requirement of 686m for a Class B broiler farm with 400,000 birds to neighbouring sensitive uses (dwellings).

- Council may have its own considerations for:
 - Element 1: Location, siting and design. Approved measure E1 M5.1 and Approved measure E1 M5.2
 - Council to assess the likelihood of a dwelling being permitted on the two (2) allotments of property at 835 Baringhup Road CARISBROOK 3464. It appears that a dwelling on these allotments would be a Section 2 use – Permit required, in both Central Goldfields and Mount Alexander Planning Schemes.
 - The outcome of this assessment will determine if the proposal is a Class B or Special Class Broiler farm and the need for the Odour ERA.
 - Element 3: Traffic, site access, on farm roads and parking
 - Element 4: Landscaping
- The Environment Protection Authority Victoria will be able to provide comment on the suitability of the Odour Environmental Risk Assessment (OERA) and comments that: *sensitive receptors were identified within 2 km of radius from the site as this is generally considered the distance at which sensitive receptors are likely to experience odour nuisance from an odour source. A total of seven receptors have been identified within 2 km of the site boundary to be included in this assessment.* (3.3 Sensitive receptors)

Recommendations

Agriculture Victoria conditionally supports the application 061-23 on Lot 1 TP18831, 705 Baringhup Road CARISBROOK for the use and development of the land for class B broiler farm with a maximum farm capacity of 400,000 birds, once the comments above are addressed to the satisfaction of Council, and recommends that if a permit is granted that:

- The permit 061-23 for Lot 1 TP18831, 705 Baringhup Road CARISBROOK allows: The use and development of the land for class B broiler farm with a maximum farm capacity of 400,000 birds.
- The Odour ERA, Environmental Management Plan and Site Plans are endorsed and form part of any permit issued to the satisfaction of the Responsible Authority.

This letter of advice is provided to Council to assist their assessment of the above planning permit application and any requirement in seeking further information from the applicant as part of its assessment process. The information provided should be considered as advisory in nature to inform Council's determination as the Responsible Authority.

Please provide a copy of Council's decision for our records.

Please contact me if you require any further clarification.

Regards



Agriculture Victoria Planning and Advisory Service

Agriculture Victoria

Department of Energy, Environment and Climate Action

255 Ferguson Road, Tatura, Victoria 3616

M: 0448 461 178 | E: agvic.planning@agriculture.vic.gov.au

Attachment 6

Tim Wild

Subject: FW: Odour Environmental Risk Assessment for Farm 10 and Farm 11 Carisbrook - EPA comments

From: [REDACTED]
Sent: Thursday, 19 December 2024 2:08 PM
To: Tim Wild <Tim.Wild@cgoldshire.vic.gov.au>
Subject: Odour Environmental Risk Assessment for Farm 10 and Farm 11 Carisbrook - EPA comments

[EXTERNAL EMAIL] DO NOT CLICK on links or open attachments in this message unless you recognise the sender and know the contents are safe.

OFFICIAL

EPA Ref: REQ0006275

Tim

Thank you for your message from 6 December 2024, providing an updated version of the Odour Environmental Risk Assessment (OERA), prepared by GHD dated 4 December 2024. The updated version clarifies that bird numbers at each of Farm 10 and Farm 11 will not exceed 400,000 birds, and the odour assessment is based on those numbers.

EPA has previously provided a planning referral response to council relating to the expansion of the Pavillion Farms for Farm 10 and Farm 11 in correspondence dated 9 May 2024. This current assessment relates to the role of the submitted OERA, mentioned above, in assisting council in identifying odour risks from the proposed development of Farm 10 and Farm 11.

EPA has not undertaken a technical assessment of the OERA, but makes the following additional comments about the report.

Comments

EPA believes the odour assessment is satisfactory for council to support the application and that council may use the conclusions as a guide to potential risks.

The OERA assessment involves *Farm 10 and Farm 11 expansion, Odour Environmental Risk Assessment, Pavilion Farms, 4 December 2024 GHD Pty Ltd.*

The OERA provided by GHD clarifies that the calculation of potential odour impacts is for each of sites Farm 10 and Farm 11 which would hold up to 400,000 birds.

The GHD investigation applied a level 3 assessment to the proposal consistent with EPA Publication 1883 [Guidance for assessing odour](#), and focused on;

- Complaint assessment
- Odour dispersion modelling, and
- Odour surveillance from a comparable operation

The GHD assessment of community complaints noted that two odour complaints had been received in 2022 from along Carisbrook – Baringhup Road, which appear to reference Farm 9. No complaints have since been received at this location.

The methodology used by GHD in preparing the odour assessment included both Odour Dispersal Modelling and surveillance data from a similar operation. The similar operation was a site in Toongabbie containing similar farms.

The approach taken in the odour investigation is supported by EPA as it provides clear modelling of the potential risks from the development.

The conclusions of the GHD investigation are;

“For the proposed expansion of Farm 10 and Farm 11, the risk assessment indicates that odour from the proposed expansion remains low at all identified receptor locations except R1 which is located 860 m north of Farm 9. R1 is predicted to experience Moderate risk, however, this is unchanged from the existing situation, which means R1 is likely to experience offensive (obvious) odour. Although there may be some residual risk at R1, it is possible it can be practically and effectively managed”, (GHD OERA, page 38).

EPA notes that Farm 9 is not part of the current assessment, and the inclusion of the proposed Farms 10 and 11 are not expected to increase odour risk levels for the affected R1. The opinion that the proposed development will not increase risks to existing sensitive receptors appears justified.

General Environmental Duty and Why Managing Risk is important

The *Environment Protection Act 2017* came into effect on 1 July 2021. The GED is a centrepiece to these laws. It applies to all Victorians. If your business engages in activities that may give rise to a risk to human health or the environment from pollution or waste, you must understand those risks and take action to minimise them as far as reasonably practicable.

This involves a continuous, preventative approach and familiarity with the current state of knowledge. It should be approached with the understanding that where an operation presents low-level risks, or already has appropriate risk mitigation measures in place, further mitigation measures may still be necessary at a future point. The concept of ‘state of knowledge’ describes the body of accepted knowledge that is known, or ought to be known, about the risks to human health or the environment which a specific practice or industry presents, including any knowledge relating to industry best practice methods of risk minimisation or management.

Effective risk mitigation is key to protecting the environment, human health, and Traditional Owner cultural values. The values that we wish to protect are listed in the [*Environment Protection Act 2017*] Environment Reference Standard 2021. Environmental values are the uses, attributes and functions of the environment that Victorians value.

Assessing and identifying risks of harm is the first important step in the process of risk mitigation. Actively demonstrating that risks are being mitigated/prevented follows, and is the obligation of the permit holder once a use/development has commenced. Failure to mitigate risks so far as reasonably practicable could result in compliance action under the *Environment Protection Act 2017*.

The mitigation/prevention of risk also applies before a use/development has commenced. S.25(5) of the *Environment Protection Act 2017* identifies that risks of harm to human health and the environment must also be minimised, so far as reasonably practicable, at the design stage.

Recommended Permit Note

Should a permit for the proposal be granted by Council, EPA recommends the inclusion of the following permit note:

- The *Environment Protection Act 2017* imposes duties on individuals and/or businesses undertaking the activity permitted by this permit. If your business engages in activities that may give rise to a risk to human health or the environment from pollution or waste, you must understand those risks and take action to minimise them as far as reasonably practicable.

For further information on what the laws mean for Victorian businesses and community go to: [What's the harm?](#) | Environment Protection Authority Victoria

Council may also wish to consider requesting an EMP as part of the planning permit (if issued) to ensure risks to the environment and human health / amenity from the proposed operation will be managed through mitigation measures and enforced if required.

If you need additional information or assistance, please do not hesitate to contact me.

Yours sincerely,